



## WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: July 2, 2012

MEMBERS PRESENT: x Alicia Barnes  
x Justin DeMott  
x Jackie Dupont  
x David Geller, Chair  
x Dana Hernandez  
x Paul Mitchell  
□ Michael Owens

STAFF PRESENT: Ann Beverage, City Planner  
Greg Brown, City Engineer  
Mike Roy, City Manager

### MINUTES:

Paul Mitchell moved to approve the minutes of the June 18, 2012, meeting. Justin DeMott seconded. Vote: 5-0 in favor, with one abstention.

ITEM 1: The City of Waterville requesting Informal Pre-application Review for a 12,925 square foot police station to be constructed at 10 Temple Street, the Head of Falls. This review is in accordance with Article 4 of the Site Plan Review Ordinance. In addition, the project will be reviewed as a General Use Exception under Section 5.19 of the Zoning Ordinance.

City Engineer Greg Brown and City Manager Mike Roy presented plans for the 12,925 square foot police station and parking lot proposed to replace both the City-owned parking lot and the grass-covered railroad-owned land to the west of the City lot. The one-story building would be constructed south of Temple Street within a few feet of the newly-constructed Festival Park abutting the Two-Cent Bridge.

### DISCUSSION

There was much discussion of the following: alternative sites, parking needs of the facility and the downtown, the City's agreement with the owners of the Sentinel building for use of twenty (20) parking spaces at the proposed police station site, alternative uses of the site, the potential for trains to block Temple Street, the inability of Fire Department vehicles to enter the site under the railroad overpass just north of Union Street, the cost of the railroad land that must be acquired in order for the City to construct parking there, the cost of improving the underpass, and the additional time that would be required for police cruisers to reach accident and crime scenes if they had to travel the length of the Head of Falls to reach the underpass and then travel farther north to go south again because of the number of one-way streets and the heavy traffic downtown.

## GENERAL USE EXCEPTION

Police stations are allowed only as General Use Exceptions under Section 5.19 of the Zoning Ordinance. That section requires that such uses shall be “in harmony with the comprehensive plan for municipal development.”

Chapter 13, Goals, Policies, Strategies, of the City of Waterville Comprehensive Plan refers to the police station only in Section 4, Municipal Facilities and Services, Policy 4, Emergency Services, Strategies A, D, and E. [See the Planning Department page on the City’s web site.]

Chapter 13 refers to land uses at the Head of Falls only in Section 2, Economy, Policy 6, Downtown, Strategy A, Downtown Plan:

Implement the results of the Quality Main Street Plan for the Downtown, particularly as they address market niches, physical improvements, empty spaces, the Concourse, redevelopment potential, unused and underutilized land along the Kennebec including Head of Falls, linkages to the river, the requirements of the Americans with Disabilities Act, traffic flow, commercial redevelopment opportunities, and whether substandard housing should be replaced with commercial uses.

[See the Quality Main Street Plan for the Downtown on the Planning Department page on the City’s web site.]

ITEM 2: The City of Waterville requesting rezoning from General Industrial to Commercial-A for a part of Assessor Parcel 48-438 at 10 Temple Street and for the abutting portion of the railroad right of way beyond 25 feet of the centerline of the tracks. Rezoning is in accordance with Section 7.1 of the Zoning Ordinance.

[Note that the portion of Assessor Parcel 48-438 on the west side of the railroad tracks already is zoned Commercial-A.]

Rezoning to Commercial-A is necessary in order to accommodate a building the size of the proposed police station. Commercial-A zoning has no building setback requirements, only a five-foot parking setback. The Board also will discuss rezoning portions of abutting parcels from General Industrial to Commercial-A at the meeting of July 23, 2012.

ITEM 3: Fieldstone Meadows, LLC, requesting Informal Preapplication Review for a condominium complex of 42 single-family homes to be developed off of Fieldstone Drive. The review is to be in accordance with Article 4 of the Site Plan Review and Subdivision Ordinance. Owner/developer Paul Lussier presented plans for phase two of the housing complex that he began constructing five years ago off of Shores Road. All but 5 of the original 32 sites have been sold. The second phase will include another approximately 42 home sites on a parcel of just under thirty acres.

Homes, to be built on lots of about a half-acre in size, are intended for persons at least 55 years of age. The road and water and sewer lines will be privately owned and maintained.

Mr. Lussier requested rezoning from Rural Residential to Residential-D to allow for variation in lot sizes to suit the natural features of the land and to place all of the land that he owns in the same zone.

ITEM 4: Herb and Heidi Goudreau requesting Preliminary and Final Plan Review for the construction of an apartment building to be built behind 110 College Avenue, in accordance with Articles 8 and 9 of the Site Plan Review Ordinance.

Engineer Al Hodsdon of A.E. Hodsdon Consulting Engineers presented a plan revised only slightly since the last meeting. One change was the addition of a fence requested by abutters.

**CORRESPONDENCE:**

Chairman David Geller read letters from Roland Lapointe, Superintendent, Waterville Sewerage District [dated June 15, 2012], Jefferson Longfellow, District Engineer, Kennebec Water District [dated June 15, 2012], Chief David LaFountain, Waterville Fire Department [dated June 18, 2012], and City Engineer Greg Brown [dated June 18, 2012].

**ACTION**

The Board made findings of fact in accordance with Section 1.3, Standards of Review, in the Site Plan Review Ordinance. Justin DeMott made a motion to grant approval with the following conditions:

1. Storm Drainage:

- a. Surface run off from the proposed parking lot must be mitigated by construction of the storm drainage system and connection to the existing catch basin on Willow Street as shown on the plan. The proposed drainage system will be private.
- b. A permit must be obtained from the District for each connection to the storm drainage system [\$250 fee per connection].
- c. Building perimeter drains and roof drains for the proposed apartment units shall be connected to the storm drainage system only.

2. Sanitary Sewerage:

- a. A permit must be obtained from the District to include a “Ready to Serve” fee of \$9,000 [\$375 per unit x 24] and a connection fee of \$250.
- b. An outside, concrete baffled grease tank must be installed in accordance with District Rules and Regulations to handle the proposed dining facility wastes, if the City Council revises the Zoning Ordinance (see condition 7) and if a dining facility is constructed.
- c. All sanitary sewerage work must comply with the construction standards and specifications of the Waterville Sewerage District.
- d. All new sanitary lines and structures must be tested in accordance with District standards and under observation of the Waterville Sewerage District.

3. Water:

- a. Metering and backflow prevention must be installed in accordance with KWD standards. Sizing calculations must be completed to finalize the service and meter sizes.

4. Fire:

- a. The Fire Department sprinkler connection must be installed as close to the front of the building as practicable.
- b. The owner must install a Knox Box for Fire Department use.
- c. The building must be connected to the municipal fire alarm system.

5. Access:

- a. The developer must obtain two curb cut permits from the Public Works Department.

6. Screening (Consistent with Sections 4.3.18.C(1) and E of the Zoning Ordinance):
  - a. The developer must install and maintain a solid six-foot high fence or an arborvitae planting screen along the easterly property line of the Goudreau property abutting 9 Myrtle Street, the Gregory residence.
  - b. The developer must install a solid six-foot high fence around the dumpster.
  - c. The developer must install and maintain a solid six-foot high fence or an arborvitae planting screen along the westerly side of the overflow parking lot, adjacent to the Delaware property.
7. The following aspects of the project are permitted only if the City Council revises Section 4.3.18.A of the Zoning Ordinance to add them to the list of permitted uses:
  - a. Meal service for residents and their guests only and
  - b. A beauty parlor for residents only.

Dana Hernandez seconded. Vote: 5-0 in favor. (One member left before the vote.)

For additional information, please see the minutes of the June 18, 2012 meeting.